

# \$1,895,000 - 221 Scenic Gulf Drive 330, Miramar Beach

MLS® #1012165

**\$1,895,000**

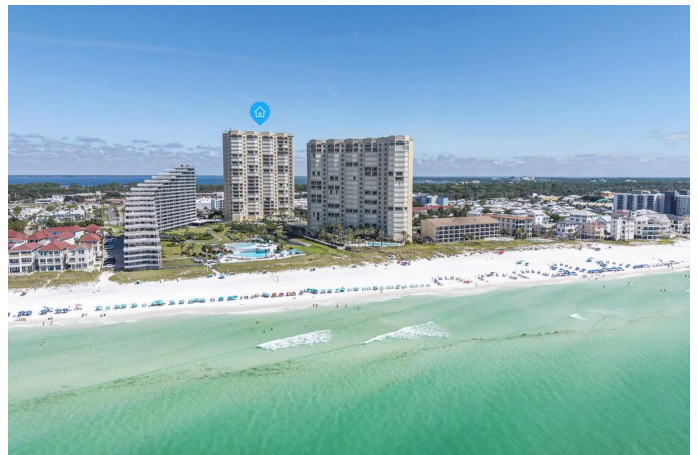
3 Bedroom, 3.00 Bathroom, 2,490 sqft  
Condominium

GRAND DUNES - NORTH TOWER, Miramar Beach, FL

Discover an exceptional opportunity at Grand Dunes with the best-priced residence currently offered in this exclusive Gulf-front community. Designed for luxury primary and second-home living, Grand Dunes does not allow short-term rentals, preserving a more private and refined residential atmosphere. This spacious 3-bedroom, 3-bath residence showcases sweeping Gulf views, polished travertine floors, a desirable split floor plan, and semi-private elevator access directly to the residence.

The open living and dining areas feature elegant trayed ceilings and flow seamlessly into the chef's kitchen, where Gulf views complement abundant cabinetry, stainless steel appliances, gas range, ice maker, pantry, breakfast bar, and generous island. Beyond, an expansive tiled balcony creates an incredible extension of the living space with ceiling fans, hurricane shutters, and the rare luxury of built-in gas grills.

Wake to Gulf views from the spacious primary suite, complete with two walk-in closets and direct balcony access for morning coffee overlooking the water. The ensuite offers a granite vanity, tiled walk-in shower, and Jacuzzi tub to unwind in. Two additional bedrooms offer privacy for guests, including a Gulf-view suite with private bath.



Grand Dunes offers an exceptional collection of resort-style amenities, including two pools - one directly Gulf-front, two hot tubs, a Gulf-view fitness center & an elegant owner's lounge. The owners' lounge is complete with a kitchen and pool table, while a commercial ice maker on the pool deck makes beach days effortless. Grand Dunes is a private, gated community offering covered garage parking with two spaces per residence, overflow parking, beautifully landscaped grounds with cascading waterfalls, tennis and pickleball courts, two overflow guest suites, and deeded beach access. Seasonal beach service is also available, with the option for custom beach chairs.

From shimmering white sands and emerald-green waters to unforgettable sunsets, Grand Dunes delivers an elevated Gulf-front experience in the heart of Miramar Beach.

Built in 2007

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 1012165     |
| Price          | \$1,895,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,490       |
| Year Built     | 2007        |
| Type           | Condominium |
| Sub-Type       | Condominium |
| Style          | N/A         |
| Status         | Active      |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 221 Scenic Gulf Drive 330     |
| Area        | 15 - Miramar/Sandestin Resort |
| Subdivision | GRAND DUNES - NORTH TOWER     |

|          |               |
|----------|---------------|
| City     | Miramar Beach |
| County   | Walton        |
| State    | FL            |
| Zip Code | 32550         |

### **Amenities**

|               |                                                                                   |
|---------------|-----------------------------------------------------------------------------------|
| Utilities     | Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground |
| Parking       | Garage, Covered                                                                   |
| View          | Bay, Gulf                                                                         |
| Is Waterfront | Yes                                                                               |
| Waterfront    | Gulf                                                                              |
| Water View    | Bay, Gulf                                                                         |

### **Interior**

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Split Bedroom, Washer/Dryer Hookup, Elevator |
| Appliances        | Cooktop, Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater                                                                             |
| Heating           | Heat Pump, Heat High Efficiency, Gas - Natural                                                                                                             |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                                                                |

### **Exterior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Outdoor Grill, Balcony, Hurricane Shutters |
| Windows           | Double Pane Windows, Window Treatments     |
| Construction      | Block, Concrete, Stucco, Steel Frame       |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | EXP Realty LLC |
|----------------|----------------|

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